



Date: February 4, 2020

To: Oliver Hudson
LGI Homes
Tel: (919) 520-8406
E-Mail: oliver.hudson@lqihomes.com

Re: Structural Framing Evaluation
Lot 85 Avery Pond
137 Old Head Way
Fuquay-Varina, NC 27526
The Alamance Plan (Ref. 21313R5)
Summit Job No.: 1203-08R: 26638

To Whom It May Concern:

SUMMIT Engineering, Laboratory, & Testing, P.C. (**SUMMIT**) was contacted on January 31, 2020, by Chris Mertz with Builders FirstSource on behalf of LGI Homes to request a letter evaluating a framing issue at the home under construction on lot 85 of the Avery Pond community in Fuquay-Varina, NC. The home is based on the Alamance plan, which was sealed by Corey N. Barber, PE, on behalf of **SUMMIT**, dated October 11, 2019. All directions described in this letter are relative to the reader facing the front of the home from the street. Below is a summary of our findings:

Observations & Conclusions

Based on correspondence with Chris Mertz, only one jack stud was framed at each end of the window in the left rear bedroom in lieu of the plan specified two jack studs. Based on our plan review and analysis the installed framing is structurally sufficient for the anticipated loading conditions, provided the header is attached to the king stud at each end with a Simpson Strong-Tie LTP4 lateral tie plate (or equivalent), installed per manufacturer specifications. No other foundation and/or framing members have been evaluated at this time and shall be framed in accordance with the sealed set of structural plans permitted for this site. Where applicable, if structural members are moved, modified or enhanced, all supported framing shall be temporarily braced/shored using means and methods as determined by a licensed general contractor. Contact **SUMMIT** if guidance is needed for temporary bracing/shoring.

Closing

Opinions, conclusions, and recommendations made in this report are based solely on the structural evaluation pertaining to the scope of work as stated in the opening paragraph of this report. Performance standards are based on minimum building code requirements and the knowledge of our staff as gained through experience and professional training. We appreciate the opportunity to assist you in this phase of your project and look forward to assisting you on future projects if possible. If you have any questions please do not hesitate to contact us.

Sincerely,
SUMMIT



Wesley A. Jones, PE
Structural Team Lead



Laura Grater
Laura A. Grater, EI (peer review)
Structural Team Lead

Alteration of this seal without the express written consent of the sealing engineer is a violation of the provisions set forth in the North Carolina Engineering and Land Survey Act (G.S. 89C) and may result in legal action by the North Carolina Board for Engineers and Land Surveyors.

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